

## **SITE DESCRIPTION**

Location: On the south side of Highway 50 between Graphic Arts Road and the Kansas Turnpike exit with access to Highway 50 roundabout.  
Size: 33.7 acres  
Present Land Use: Agricultural  
Zoning: Commercial

## **UTILITIES**

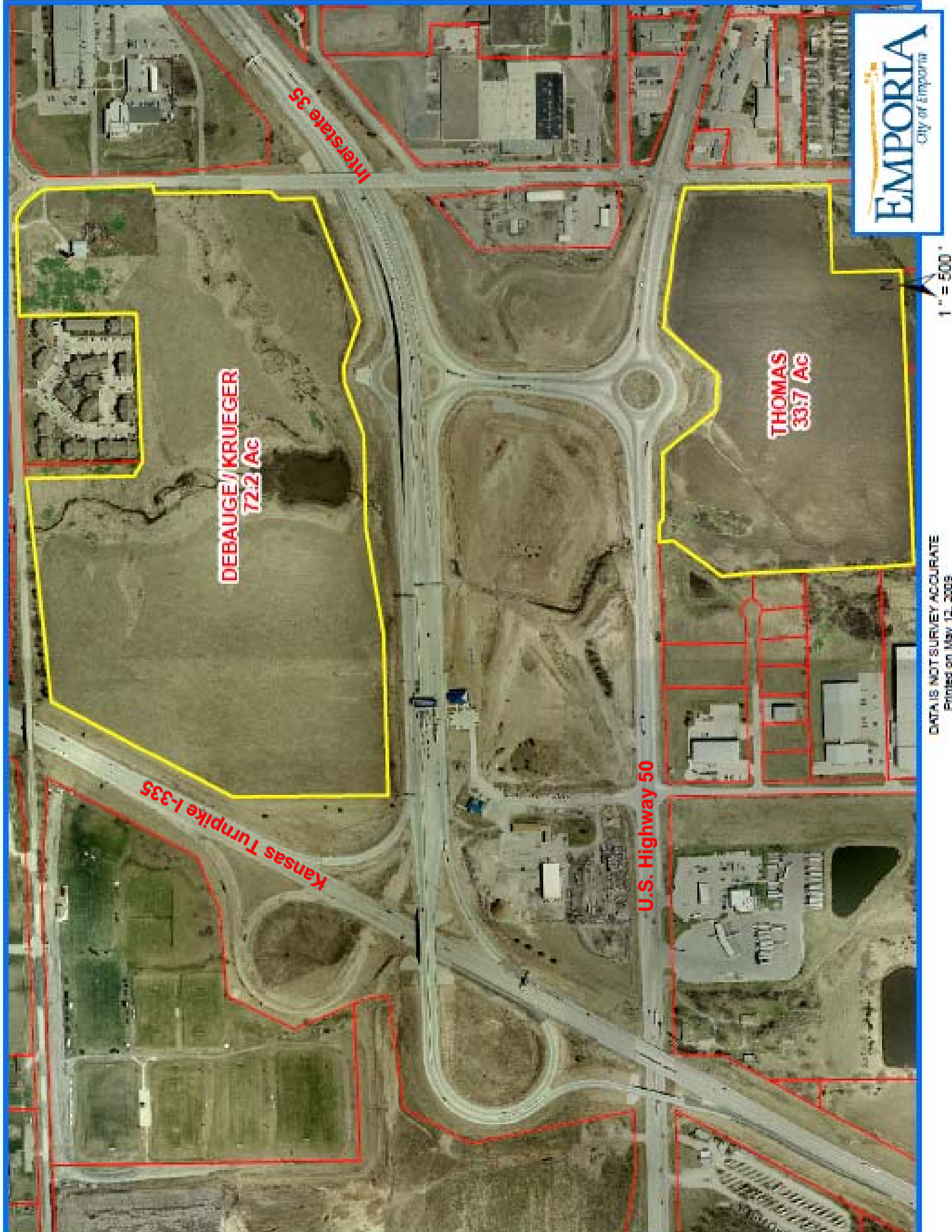
Electricity: Westar Energy – 12.5 KV electric line along the north boundary; 12.5 KV along east boundary and 115KV circuit along the east boundary  
Natural Gas: Kansas Gas Service – 2” high-pressure gas main (40 psi) in 6<sup>th</sup> Avenue (south boundary of Industrial Park II) and a 4” along the north boundary of the property  
Water: City of Emporia – served by a 12” line  
Sanitary: City of Emporia – an 18” gravity sewer along the west boundary of the property  
Telecommunications: AT&T

## **TRANSPORTATION**

Highways: The site is adjacent to U.S. Highway 50 and within one quarter of a mile of I-35 and the Kansas Turnpike I-335 interchange

## **CONTACT INFORMATION**

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**DEBAUGE/KRUEGER**  
**72.2 AC**

**THOMAS**  
**33.7 AC**

**Interstate 35**

**Kansas Turnpike I-335**

**U.S. Highway 50**